

**Town of Groton
Board of Assessment Appeals
October 1, 2011 Grand List
March 24, 2012 Session Minutes**

The Board of Assessment Appeals met on Saturday, March 24, 2012 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, Paul Duarte, Deborah Monteiro and alternate Karen Morton. The meeting was called to order at 9:00 a.m. by the chairman. The board will sit for appeals on the October 1, 2011 Grand Lists and the October 1, 2010 Supplemental Motor Vehicle Grand List.

Property Owner: 20 Academy Lane, LLC, 40 Williams St, Wellesley MA
Agent, Glen Saindon, Thomson Reuters

Property Location: 20 Academy Lane, PIN 261918316955

Appeal Date: 3/8/2012 with Mitchell

Board Decision: 3/24/12 – The board reviewed the information provided. Mitchell made a motion for no change and was seconded by Stevens. All members voted in agreement.

R2011 Acct# 300013 Orig. Assmt: \$7,762,090

Mailed date: March 30, 2012

Property Owner: Dean Wallace, P.O. Box 9473, Noank

Personal Property: dba The Able-Disabled Project; 17 Pearl Street

Appeal Date: 3/14/2012 with Morton

Board Decision: 3/24/12 – The owner submitted a personal property declaration to the board which stated he has no personal property to declare. Morton made a motion to reduce the assessment to zero and was seconded by Mitchell. All members voted in agreement.

P2011	Acct#202020	Orig. Assmt: \$950	Adj. Assmt: \$0
		25% Penalty: \$240	Adj. Penalty: \$0

Mailed date: March 30, 2012

Property Owner: New England Holding, P.O. Box 901, East Lyme
Rep. Greg Vymola

Property Location: 18 York Court, PIN 169808970652 018

Appeal Date: 3/14/2012 with Morton

Board Decision: 3/24/12 - The board reviewed the information and appraisal provided by the representative. Morton made a motion to change the condition of the condo and CDU to fair based on the observed condition and unique characteristics of the property. The motion was seconded by Monteiro and passed unanimously.

R2011 Acct# 308037 Orig. Assmt: \$41,300 Adj. Assmt: \$31,000

Mailed date: March 30, 2012

Property Owner: Elizabeth and Cynthia Baril, 26 St Joseph Ct, Groton
 Property Location: 26 St. Joseph Court, PIN 169812868450
 Appeal Date: 3/14/2012 with Monteiro
 Board Decision: 3/24/12 – The board noted a new addition to the home and the larger size of the home as compared to surrounding properties. Monteiro made a motion for no change given the larger size and similar value as compared to nearby homes. The motion was seconded by Morton and all members voted in agreement.
 R2011 Acct# 300701 Orig. Assmt: \$141,890
 Mailed date: March 30, 2012

Property Owner: Bette & Robert Giesing, 403 Meridian Street, Groton
 Property Location: 70 South Road, PIN 169811573175
 Appeal Date: 3/14/2012 with Morton
 Board Decision: 3/24/12 - Morton made a motion for no change in assessment based on the fact that it is waterfront property and the value appears in-line with that of other two family homes on the water. The motion was seconded by Stevens and passed unanimously.
 R2011 Acct# 304217 Orig. Assmt: \$226,870
 Mailed date: March 30, 2012

Appeals were heard for property located at:

- 5 East Shore Avenue owned by Glenn & Lisa Aldrich
- 128 North Street owned by Northfield Commons
- 7 East Shore Avenue owned by Robert Douglass

Property Owner: Glen & Lisa Aldrich, 5 East Shore Ave, Groton
 Property Location: 5 East Shore Avenue
 Appeal Date: 3/24/2012 with Morton, Stevens, Mitchell and Duarte.
 Board Decision: 3/24/12 – Stevens made a motion for no change based on the location and the unique nature of the home. Monteiro seconded the motion and it passed unanimously.
 R2011 Acct# 300213 Orig. Assmt: \$957,040
 Mailed date: March 30, 2012

Property Owner: Northfield Commons, Inc., c/o Linda Denoia, P.O. Box 121,
 Norwich, CT
 Rep. Linda Denoia & Steve McLoughlin
 Property Location: 128 North Street (City), PIN 168919524039 000C
 Appeal Date: 3/24/2012 with Morton, Stevens, Mitchell and Duarte.
 Board Decision: 3/24/2012 – The representatives noted that the association obtained approvals for 44 units in June 2007 and is currently listed for sale at \$750,000. Stevens made a motion for no change in light of the association current list price of the property at \$750,000. Mitchell seconded the motion and the motion passed unanimously.
 R2011 Acct#308141 Orig. Assmt: \$274,400
 Mailed date: March 30, 2012

Property Owner: Robert M Douglass, 7 East Shore Ave, Groton
 Property Location: 7 East Shore Ave, PIN 260707580071
 Appeal Date: 3/24/2012 with Morton, Stevens, Mitchell and Duarte.
 Board Decision: 3/24/2012 – Morton made a motion for no change as the property appears to be similarly valued to the neighboring properties and already has adjustments for view and location. Stevens seconded the motion and all members voted in agreement.
 R2011 Acct# 303108 Orig. Assmt: \$979,730
 Mailed date: March 30, 2012

Property Owner: Alfred Collins, 151 Tyler Ave, Groton
 Property Location: 151 Tyler Avenue, PIN 168708785701
 Appeal Date: 3/14/2012 with Duarte
 Board Decision: 3/24/12 – Mitchell made a motion to change the dwelling grade from an A to A- and the CDU from average to fair. Stevens seconded the motion and all members voted in agreement.
 R2011 Acct# 302288 Orig. Assmt: \$658,210 Adj. Assmt: \$442,470
 Mailed date: March 30, 2012

Property Owner: John & Susan Sutherland, 32 Neptune Dr, Groton
 Property Location: 32 Neptune Drive, PIN 260705283939
 Appeal Date: 3/14/2012 with Duarte
 Board Decision: 3/24/12 – Duarte made a motion for no change based on review photographs provided by the owner and aerial photography. Stevens seconded the motion and all members voted agreement.
 R2011 Acct# 310894 Orig. Assmt: \$622,720
 Mailed date: March 30, 2012

Property Owner: Robert & Tina McBain, 55 Anchorage Circle, Groton
 Rep. Jim Blair
 Property Location: 55 Anchorage Circle
 Appeal Date: 3/14/2012 with Duarte
 Board Decision: 3/24/12 - Duarte made a motion for no change based on review of values of other properties along the waterfront and current influence factors which have already been applied. The motion was seconded by Mitchell and passed unanimously.
 R2011 Acct# 306780 Orig. Assmt: \$625,240
 Mailed date: March 30, 2012

Property Owner: Fishtown Rd WB LLC, Kirk Bryson, agent/owner; 25 Riverview Avenue, New London, CT
 Property Location: 0 Fishtown Rd., PIN 260807587059
 Appeal Date: 3/14/2012 with Monteiro
 Board Decision: 3/24/12 – The board noted the issues and costs of creating access to the lot. Monteiro made a motion to apply a -5% influence factor to the land to account for access issues. The motion was seconded by Duarte seconded and passed unanimously.
 R2011 Acct# 303714 Orig. Assmt: \$110,740 Adj. Assmt: \$105,210
 Mailed date: March 30, 2012

Property Owner: Hope Brayton & Patrick Judeinstein, 286 Fishtown Road, Mystic
 Property Location: Parcel 1 - 276 Fishtown Road, PIN 260811673155
 Parcel 2 - 286 Fishtown Road, PIN 260811674029

Appeal Date: 3/14/2012 with Monteiro

Board Decision: 3/24/12 – Parcel 1 – The board noted that there was already a -25% influence factor for shape and size applied to the land. Monteiro made a motion for no change in value and was seconded by Morton. The motion passed unanimously. Parcel 2 - Monteiro made a motion to apply a -25% influence factor to the land for shape and size. The motion was seconded by Morton and passed unanimously.

R2011 Acct# 301312 Orig. Assmt: \$75,390

R2011 Acct#301313 Orig. Assmt: \$102,900 Adj. Assmt: \$80,220

Mailed date: March 30, 2012

Property Owner: David & Mildred Ebbin, 133 Jupiter Point Road

Property Location: 0 Jupiter Point Road, PIN 169705086262

Appeal Date: 3/14/2012 with Monteiro

Board Decision: 3/24/12 – The board reviewed the information provided and noted that about 7% of the land area is underwater. Monteiro made a motion to apply a -7% influence factor on the land to account for shape land are which is under water. The motion was seconded by Stevens and all members voted in agreement.

R2011 Acct# 303293 Orig. Assmt: \$249,550 Adj. Assmt: \$232,050

Mailed date: March 30, 2012

Recess from 11:55 a.m. to 12:05 p.m.

Property Owner: Linda Adelman Grantor Trust, RFD #1, Fitchville, CT
 Rep. by Andrea Adelman

Property Locations: Parcel 1 - 68 Jupiter Point Rd, PIN 169705085850

Parcel 2 - 0 Jupiter Point Rd, PIN 169705086608

Appeal Date: 3/10/2012 with Morton

Board Decision: 3/24/12 – Parcel 1 – The board noted that the property was similarly valued to other lots with similar amounts of frontage. Morton made a motion for no change and was seconded by Stevens. The motion passed unanimously. Parcel 2 – The board noted the limited utility and access of the waterfront, the unique shape and size of the lot and its close proximity to commercial use. Morton made a motion to apply a -10% influence factor to the land in order to account for these negative factors. The motion was seconded by Mitchell and all members voted in agreement.

R2011-68 Jupiter Pt. Rd. Acct# 300169

Orig. Assmt: \$457,450

R2011-0 Jupiter Pt. Rd. Acct# 300172

Orig. Assmt: \$252,420

Adj. Assmt: \$227,150

Mailed date: March 30, 2012

Property Owner: Kevin Hanrahan, 120 Jupiter Point Rd, Groton
 Property Location: 120 Jupiter Point Rd, PIN 169705086352
 Appeal Date: 3/10/2012 with Monteiro
 Board Decision: 3/24/12 – The board discussed the information which was provided. Stevens made a motion to change the condition of the dwelling and CDU from good to average. The motion was seconded by Monteiro. Duarte and Morton voted in agreement and Mitchell disagreed. The motion passed by a vote of 4 to 1.
 R2011 Acct# 304802 Orig. Assmt: \$468,720 Adj. Assmt: \$458,850
 Mailed date: March 30, 2012

Property Owner: Kenneth King Jones & Marian Galbraith, 771 Shenn. Rd
 Property Location: 771 Shennecossett Rd., PIN 168708997952
 Appeal Date: 3/17/2012 with Monteiro
 Board Decision: 3/24/12 – Duarte recused himself from the deliberations on this parcel. Monteiro made a motion for no change as the value appears appropriate for the area and characteristics of the dwelling. The motion was seconded by Stevens and passed unanimously.
 R2011 Acct# 305675 Orig. Assmt: \$258,930
 Mailed date: March 30, 2012

Property Owner: Jennifer & Martin Lynch, 20 Butternut Ridge, Newtown, CT
 Property Location: 839 Eastern Point Road; PIN 168819509335
 Appeal Date: 3/14/2012 with Morton
 Board Decision: 3/24/12 – The board noted the appraised value by the town appears in-line with neighboring properties and in keeping with the sale price of the property next door. Morton made a motion for no change and was seconded by Monteiro. The motion passed unanimously.
 R2011 Acct# 316763 Orig. Assmt: \$615,160
 Mailed date: March 30, 2012

Property Owner: Robert & Mary Allen, 952 Shennecossett Rd., Groton
 Property Location: 952 Shennecossett Rd, PIN 168708984219
 Appeal Date: 3/6/2012 with Monteiro
 Board Decision: 3/24/12 – The board reviewed the values of adjoining properties and noted that the value for the subject appears equitable for the area. Monteiro made a motion for no change and was seconded by Duarte. The motion passed unanimously.
 R2011 Acct# 300272 Orig. Assmt: \$486,920
 Mailed date: March 30, 2012

Property Owner: Jeffrey & Lisa Armstrong, 17 Lawson Road, Ridgefield, CT
 Property Location: 63 Meech Avenue, PIN 168819501821
 Appeal Date: 3/14/2012 with Stevens
 Board Decision: 3/24/12 – The board noted the unique nature of the home and the efforts at marketing the home. Stevens made a motion to change the construction grade from an A- to a B+ and CDU from average to fair. Duarte seconded the motion and it passed unanimously.
 R2011 Acct#300468 Orig. Assmt: \$491,470 Adj. Assmt: \$370,090
 Mailed date: March 30, 2012

Property Owner: James Senkow; 175 Shore Avenue, Groton
Rep. Mark Jakan/Robert Silverstein

Property Location: 0 Shore Avenue, PIN 168707593259

Appeal Date: 3/14/2012 with Monteiro

Board Decision: 3/24/12 – The representative informed the board of deed restrictions which encumber the property and greatly reduce the utility of $\frac{3}{4}$ of the lot for a building lot. Monteiro made a motion to change the negative influence factor on the land from 10 to -70% due to the deed restrictions in place. Morton seconded the motion and all members voted in agreement.

R2011 Acct# 309987 Orig. Assmt: \$573,370 Adj. Assmt: 195,370

Mailed date: March 30, 2012

Property Owner: James and Janice Senkow, 175 Shore Ave, Groton

Property Location: 175 Shore Avenue, PIN 168707594166

Appeal Date: 3/12/2012 with Stevens

Board Decision: 3/24/2012 – The board discussed the information which was provided by the owner. The board noted that the property was equitably priced for the location and in relation to other nearby properties. Stevens made the motion for no change and was seconded by Monteiro, Duarte and Morton agreed and Mitchell disagreed. The motion passed by a 4 to 1 vote.

R2011 Acct# 309988 Orig. Assmt: \$574,140

Mailed date: March 30, 2012

Property Owner: Eleanor Behney, 47 Beach Pond Rd, Groton
Rep. Edward Behney

Property Location: 47 Beach Pond Road, PIN 168707685156

Appeal Date: 3/14/2012 with Mitchell

Board Decision: 3/24/2012 – The board reviewed the assessments of surrounding properties and the structure of the property. Monteiro made a motion for no change as the value of the subject property is in-line with that of surrounding properties. The motion was seconded by Morton and passed unanimously.

R2011 Acct# 300870 Orig. Assmt: \$737,100

Mailed date: March 30, 2012

Property Owner: Glenn & Joyce Gardner, 50 Robin Hood Dr., Gales Ferry, CT

Property Location: 807 Eastern Point Road, Pin 168819508530

Appeal Date: 3/6/2012 with Mitchell

Board Decision: 3/24/12 – Mitchell made a motion for no change as the property was similarly valued to that of surrounding properties. The motion was seconded by Duarte and passed unanimously.

R2011 Acct# 304096 Orig. Assmt: \$183,750

Mailed date: March 30, 2012

Property Owner: Patricia Carrigan, 24 Shore Ave, Groton

Property Location: 24 Shore Ave, PIN 168819500345

Appeal Date: 3/6/2012 with Mitchell

Board Decision: 3/24/12 – The board reviewed prior records and noted that the previous condition and CDU were poor. Mitchell made a motion to return the building condition and CDU to poor. The motion was seconded by Morton and passed unanimously.

R2011 Acct# 301820 Orig. Assmt: \$536,970 Adj. Assmt: \$454,580

Mailed date: March 30, 2012

The minutes for deliberations held on March 20, March 21, March 22, March 24, March 26, March 28, March 30 and April 3, 2012 were reviewed and any necessary amendments and adjustments were made. Stevens made a motion on April 3, 2012 to approve the minutes and was seconded by Duarte. The motion passed unanimously.

A motion for adjournment was made by Stevens at 3:10 p.m., and was seconded by Mitchell; all members voted in agreement.

Respectfully submitted,

Fauna Eller

Asst. Assessor

Clerk to board